

*Lester Brothers*  
*Orchards and Business Properties*

July 27, 2004

Mayor Ron Gonzales  
Councilman Forrest Williams  
Co-Chairs Coyote Valley Specific Plan Task Force  
City of San Jose  
801 North First Street  
San Jose, CA 95110

Re: Lester Property – Coyote Valley

Dear Mr. Gonzales, Councilman Williams, Co-Chairs and Task Force Members,

We are writing to you on behalf of the Lester family. We own approximately 45 acres in Coyote Valley, situated along the south side of Bailey Avenue from Monterey Road to Santa Teresa Boulevard. These parcels have been identified as "Parcels 21 and 23" in the North Coyote Valley Industrial Park.

Our family has been closely following with interest the Task Force's work on the Specific Plan. As that Plan has developed, three proposals are to be made concerning the overall planning for the Coyote Valley on August 14 with the intent of the Task Force to determine the best option. Two of those options propose creating a lake that would affect part of our property. We recognize that the lake is conceptual at this point and that the final design has not been determined to know the extent of the proposed lake.

We must go on record with concerns in regards to the implementation of any lake in the North Coyote Valley, and most certainly one that affects our property. We understand that the future creek and an underground high water table present certain development constraints to properties within this area. In the mid-1980's, a plan was brought forth for the North Coyote Industrial Area to create a parkway along the general path of Fisher Creek paralleling a new road within the area.

That parkway would have been a major expense to implement and the City proposed an assessment district to pay for the improvement, together with others needed for development. It is clear that the creation of a lake will be very expensive, not only is there the acquisition of land involved, but the cost of construction and ongoing maintenance of the lake, including charging the lake to maintain an attractive water level during the dry months of the year.

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While conceptually, we endorse a water element with the Coyote Valley, it is not prudent to create a major lake. Nor, is it advisable to have a lake extend across Santa Teresa into properties to the East Side of that roadway. A lake of such major proportion requires improvements under the roadway and would be discontinuous, because of the roadway. But, to relocate the road would cost even more. In the 1970's when Lake Cunningham was planned in San Jose, Tully Road was rerouted southward to bow around the edge of the new lake. That project involved major condemnation action to acquire property to both implement the lake and to move the roadway. At the time, Tully Road did not physically exist between Capitol Expressway and White Road. Thus, the layout of the road to bow instead of proceed directly eastward was relatively easy.

From our perspective, our property is in a most desirable location for development. It is clear that the planning of the Task Force recognized that. Thus, the cost of acquiring any of our land for an expanded lake or a lake with a rerouted road system would be very expensive.

We, The Lester Family have owned this property since April of 1969. We want to see the appropriate development of the Coyote Valley and the proper utilization of our property within that plan. We will continue to work with the Task Force to see the plan brought to fruition.

Sincerely,

Leland E. Lester  
Leland E. Lester  
Owner

July 28/04  
Date:

F. Raymond Lester  
F. Raymond Lester  
Owner

July 28-04  
Date:

cc: Norman E. Matteoni, Attorney at Law  
Doug Dahlin, City Planner  
Linda L. Lester  
Fred R. Lester  
Jean A. Denning